151.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,400 / 717,400
					USE VALUE:	717,400 / 717,400
					ASSESSED:	717,400 / 717,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMERINGER KURT L & CHARLOTTE S
Owner 2:	
Owner 3:	
Street 1:	19 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARSHALL DOUGLAS S & SARAH A -
Owner 2:	-
Street 1:	19 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,370 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1336 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4370.000	272,800	3,700	440,900	717,400
Total Card	0.100	272,800	3,700	440,900	717,400
Total Parcel	0.100	272,800	3,700	440,900	717,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.98 | /Parcel: 536.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100018
GIS Ref
GIS Ref
Insp Date 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,000	3700	4,370.	440,900	717,600	717,600	Year End Roll	12/18/2019
2019	101	FV	229,000	3700	4,370.	413,300	646,000	646,000	Year End Roll	1/3/2019
2018	101	FV	235,800	3700	4,370.	341,700	581,200	581,200	Year End Roll	12/20/2017
2017	101	FV	235,800	3700	4,370.	314,100	553,600	553,600	Year End Roll	1/3/2017
2016	101	FV	235,800	3700	4,370.	286,600	526,100	526,100	Year End	1/4/2016
2015	101	FV	223,300	3700	4,370.	281,100	508,100	508,100	Year End Roll	12/11/2014
2014	101	FV	223,300	3700	4,370.	261,200	488,200	488,200	Year End Roll	12/16/2013
2013	101	FV	199,600	3700	4,370.	248,500	451,800	451,800		12/13/2012

!11840!

PRINT

Date	Time
12/11/20	01:58:24

LAST REV

Date	Time
05/14/18	13:35:50
apro	
11840	

USER DEFINED

Prior Id # 1:	100018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARSHALL DOUGLA	59304-156		6/15/2012		476,000	No	No		
MARSHALL SARAH,	57639-234		10/14/2011	Convenience	1	No	No		
CHASE FRANCES C	21905-161		4/1/1992		179,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2012	894	Redo Kit	30,365	C				ADD HBATH / DECK
6/8/2010	609	Re-Roof	5,800					
9/4/2009	814	Redo Bat	23,700					
10/1/2002	839	Porch	45,000	C				REBUILD THREE SEAS
12/18/1992	648	Manual	500	C				REBUILD STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	Inspected	BS	Barbara S
4/14/2018	MEAS&NOTICE	HS	Hanne S
1/9/2013	Info Fm Prmt	BR	B Rossignol
9/15/2012	MLS	EMK	Ellen K
10/30/2008	Meas/Inspect	355	PATRIOT
1/6/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4370		Sq. Ft.	Site		0	80.	1.26	9									440,881						440,900	

Total AC/HA: 0.10032 | Total SF/SM: 4370 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 440,881 | Spl Credit | Total: 440,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335146
Depreciation:	62337
Depreciated Total:	272809

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1					HB 1		

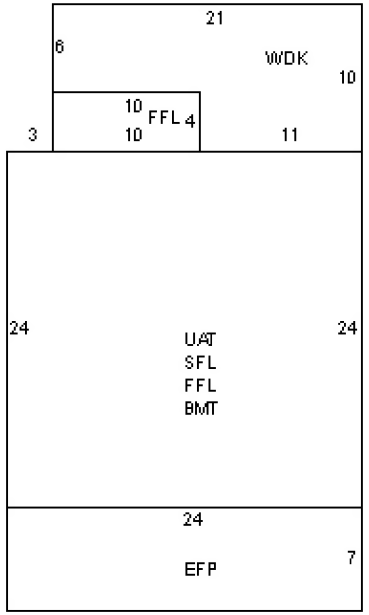
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	121.24
Final Total:	272800	Val/Su SzAd	228.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	616	165.380	101,871
BMT	Basement	576	53.580	30,863
SFL	Second Floor	576	165.380	95,256
WDK	Deck	170	11.640	1,980
EFP	Enclos Porch	168	42.560	7,150
UAT	Upper Attic	144	66.150	9,526

Net Sketched Area:	2,250			Total:	246,646
Size Ad	1192	Gross Are	2682	FinArea	1336

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700